

FOR LEASE | PREMIER RETAIL SPACE

276 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, ME 04072



PROPERTY HIGHLIGHTS

The Downs is redefining what retail looks like in Maine. This isn't a traditional shopping center—it's a new Town Center and a rare opportunity to be part of a modern mall experience built around real community and daily life.

Located just before the I-295/I-95 split, The Downs captures some of the highest traffic counts in the state, putting your business in front of thousands every day. With more than 700 homes already complete—and another 1,300 planned—your customer base isn't coming someday, it's already here. Over 50 businesses are open and thriving, creating a vibrant, walkable ecosystem of activity connected by trails and bike lanes.

This is where people live, gather, and return again and again.

Join the momentum. **Live it up at The Downs.**

- 15,583± SF of first-floor retail and restaurant space above 76 apartment units
- Central interior pedestrian corridor creates natural walk-by exposure and connects front to back
- Available for occupancy Summer 2027
- Contact brokers for pricing



FOR LEASE | PREMIER RETAIL SPACE

276 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, ME 04072



PROPERTY DETAILS

LANDLORD	MRW Town Center Development, LLC		
BUILDING DESCRIPTION	Five story mixed-used building with 76 apartments above first floor retail		
ZONING	CPD - Crossroads Planned Development District		
USE RESTRICTIONS	See broker for details		
AVAILABLE SPACE (SUITES CAN BE COMBINED)	2,039± SF	Suite 174	Leased
	2,498± SF	Suite 172	Restaurant or Retail
	2,615± SF	Suite 168	Leased
	1,529± SF	Suite 160	Restaurant or Retail
	802± SF	Suite 156	Retail
	952± SF	Suite 154	Retail
	5,148± SF	Suite 152	Restaurant or Retail
RESTAURANT INFRASTRUCTURE	In place with grease traps, vent chase, and patio seating		
UTILITIES	Municipal water & sewer		
HEATING/COOLING	Separately metered, gas-fired units		
ANCHOR BUSINESSES	Costco, Intermed, Allagash, Maine Mariners, and Market Basket (Opening November 2026)		
LEASE RATE	See broker for details		

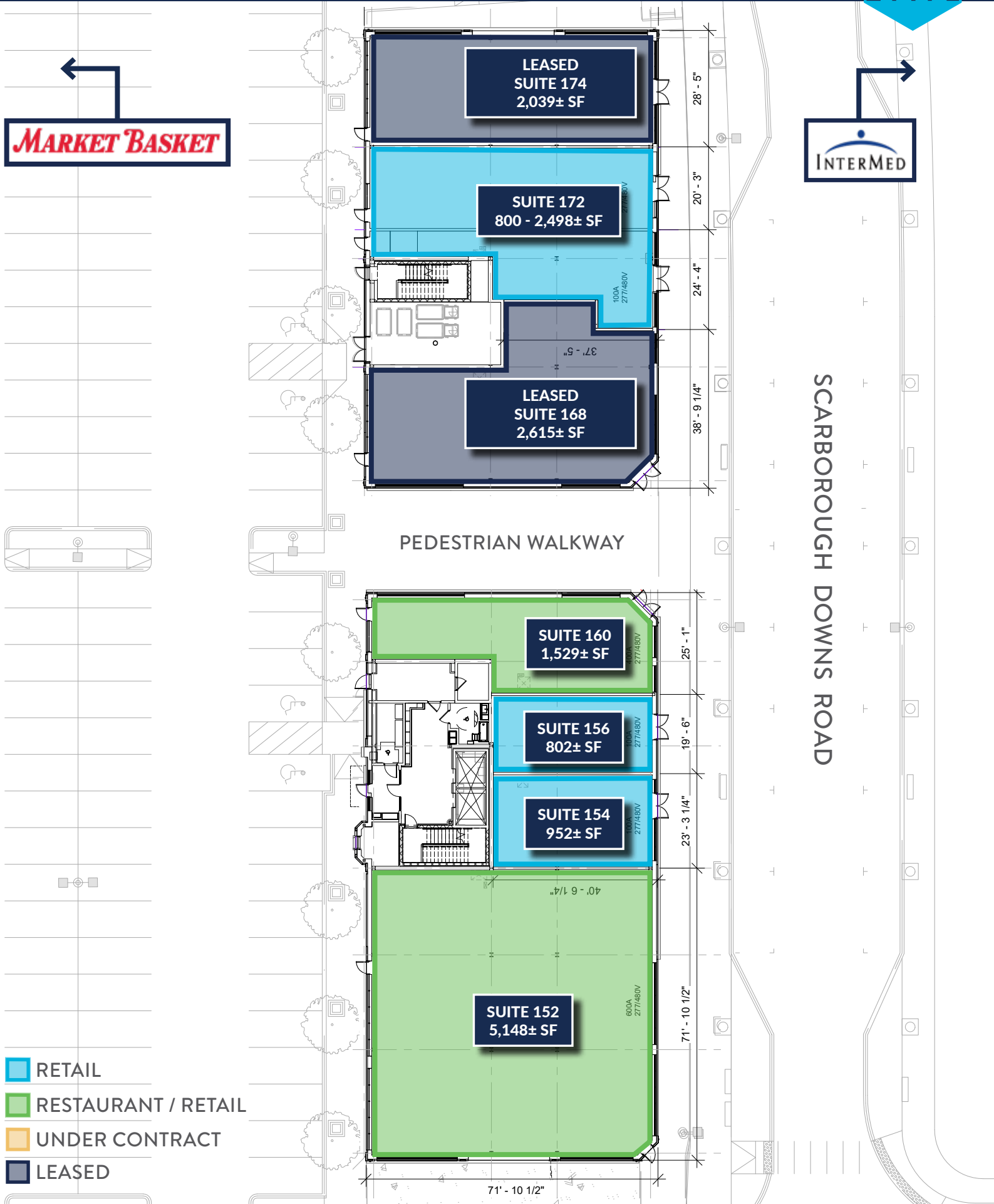
THE
B
R
E
A
K
A
W
A
Y

AVERAGE DAILY TRAFFIC

I-95 SOUTHBOUND	43,430
I-95 NORTHBOUND	41,500
PAYNE ROAD	20,670
US-1 SOUTHBOUND	17,370
US-1 NORTHBOUND	13,950

VISITATION DATA - COSTCO

TOTAL ANNUAL VISITS	1.9 MILLION
DWELL TIME	45 MINUTES
AVERAGE DRIVE TIME	40 MINUTES
AVERAGE SPEND	\$84.00



FOR LEASE | PREMIER RETAIL SPACE

276 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, ME 04072



THE
DOWNS


THE BOULOS
COMPANY

wilder

MR
DEVELOPMENT

CONTACT US



JON RIZZO, SIOR
Partner, Broker
207.553.1712 D
207.233.3304 C
jrizzo@boulos.com



DREW SIGFRIDSON, SIOR
Senior Partner
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com



NATE ROOP
Associate Broker
207.553.1737 D
207.756.0032 C
nroop@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.